



APPLICATION SPECIAL USE PERMIT

sup 2011-0020

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

☒ **Change of Ownership**

☒ **Minor Amendment**

[must use black ink or type]

PROPERTY LOCATION: 600 Franklin St., Alexandria, VA 22314

TAX MAP REFERENCE: 080.02-08-05 **ZONE:** CD

APPLICANT

Name: Chakra LLC

Address: 6402 14th St., Alexandria, VA 22307

PROPERTY OWNER

Name: Glenborough South Washington, LLC

Address: 1525 Wilson Blvd., Suite 229, Arlington, VA 22209

SITE USE: Restaurant

☒ **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Change in Ownership**, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

☐ **THE UNDERSIGNED**, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

☒ **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Minor Amendment**, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Monisha Chakroborty
Print Name of Applicant or Agent

6402 14th Street
Mailing/Street Address

Alexandria, VA 22307
City and State Zip Code

Monisha Chakroborty
Signature

703-963-5385
Telephone # Fax #

chakra.cafe@gmail.com
Email address

03/04/2011
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____
Legal advertisement: _____
ACTION - PLANNING COMMISSION _____

Fee Paid: \$ _____
ACTION - CITY COUNCIL: _____

The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.

1. Please describe prior special use permit approval for the subject use.

Most recent Special Use Permit # 2006-0066

Date approved: 8 / 16 / 2006
month day year

Name of applicant on most recent special use permit Fokitchens, LLC

Use Restaurant

2. Describe below the nature of the *existing* operation in detail so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

The restaurant is currently closed and has been for approximately 2 years.
The previous restaurant was full service, seating a maximum of 72 patrons,
open from 11am to midnight, 7 days a week. Parking was available
on the street and in the building's parking garage for patrons and
employees. I do not know how many employees there were and I
have no way of obtaining that information since the restaurant has been
closed for some time.

3. Describe any proposed changes to the business from what was represented to the Planning Commission and City Council during the special use permit approval process, including any proposed changes in the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, any noise emitted by the use, etc. (Attach additional sheets if necessary)

Chakra Cafe will be a fast casual Indian fusion cafe, serving wraps, grilled flatbread pizzas, salads, and other hot entrees with flavors inspired by Indian cuisine. The cafe will also offer a wide selection of gourmet teas, as well as, espresso drinks.

The cafe will be open Monday - Sunday from 7am - 10pm.

Free parking is available for employees in the building's garage.

Patrons may park on the street or in the garage for free.

Chakra Cafe will accommodate 50 patrons, including 20 seats on the outdoor patio. Chakra Cafe will be a family restaurant and a good place for the neighborhood to gather.

The cafe expects to employ a total of 12 people working in 2 shifts.

4. Is the use currently open for business? ☐ Yes ☒ No

If the use is closed, provide the date closed.

4 month 1 day 28 1 year 2009

5. Describe any proposed changes to the conditions of the special use permit:

The cafe will be open from 7am instead of 11am and will close by 10pm instead of midnight. Chakra cafe will not be full service, but fast casual ^{with} an upscale environment. The landlord has provided free parking for employees and patrons.

6. Are the hours of operation proposed to change? ☒ Yes ☐ No

If yes, list the current hours and proposed hours:

Current Hours:

Currently closed
Previous hours - 11am - midnight
7 days a week

Proposed Hours:

Sunday
7am - 10pm Mon - ~~10pm~~
~~7am - 10pm~~
7am - 10pm
7am - 10pm

7. Will the number of employees remain the same? ☐ Yes ☐ No I do not know
If no, list the current number of employees and the proposed number.

Current Number of Employees:

? I could not obtain this information

Proposed Number of Employees:

12 (in two shifts)

8. Will there be any renovations or new equipment for the business? ☒ Yes ☐ No
If yes, describe the type of renovations and/or list any new equipment proposed.

Removal of old bar, installation of service counter w/ coffee and tea equipment.
Addition of 2 convection ovens in kitchen and one additional deep fryer.

9. Are you proposing changes in the sales or service of alcoholic beverages? ☒ Yes ☐ No
If yes, describe proposed changes:

Previous restaurant had a full bar. Chakra Cafe will only serve beer and wine.

10. **Is off-street parking provided for your employees?** ☒ Yes ☐ No
If yes, how many spaces, and where are they located?

Yes, there are 73 spaces available in the garage for
Balducci's and Chakra Cafe employees and customers.

11. **Is off-street parking provided for your customers?** ☒ Yes ☐ No
If yes, how many spaces, and where are they located?

Yes, there are 73 spaces available in the garage for Balducci's
and Chakra Cafe employees and customers.

12. **Is there a proposed increase in the number of seats or patrons served?** ☐ Yes ☒ No
If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current:

Proposed:

13. **Are physical changes to the structure or interior space requested?** ☒ Yes ☐ No
If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

14. **Is there a proposed increase in the building area devoted to the business?** ☐ Yes ☒ No
If yes, describe the existing amount of building area and the proposed amount of building area.

Current:

Proposed:

15. **The applicant is the** (check one) ☐ Property owner ☒ Lessee

☐ other, please describe: _____

16. **The applicant is the** (check one) ☐ Current business owner ☒ Prospective business owner

☐ other, please describe: _____

17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (10%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

Monisha Chakroborty	100% ownership in Chakra LLC
6402 14th St.	
Alexandria, VA 22307	

Sup 2011-0020



PROJECT

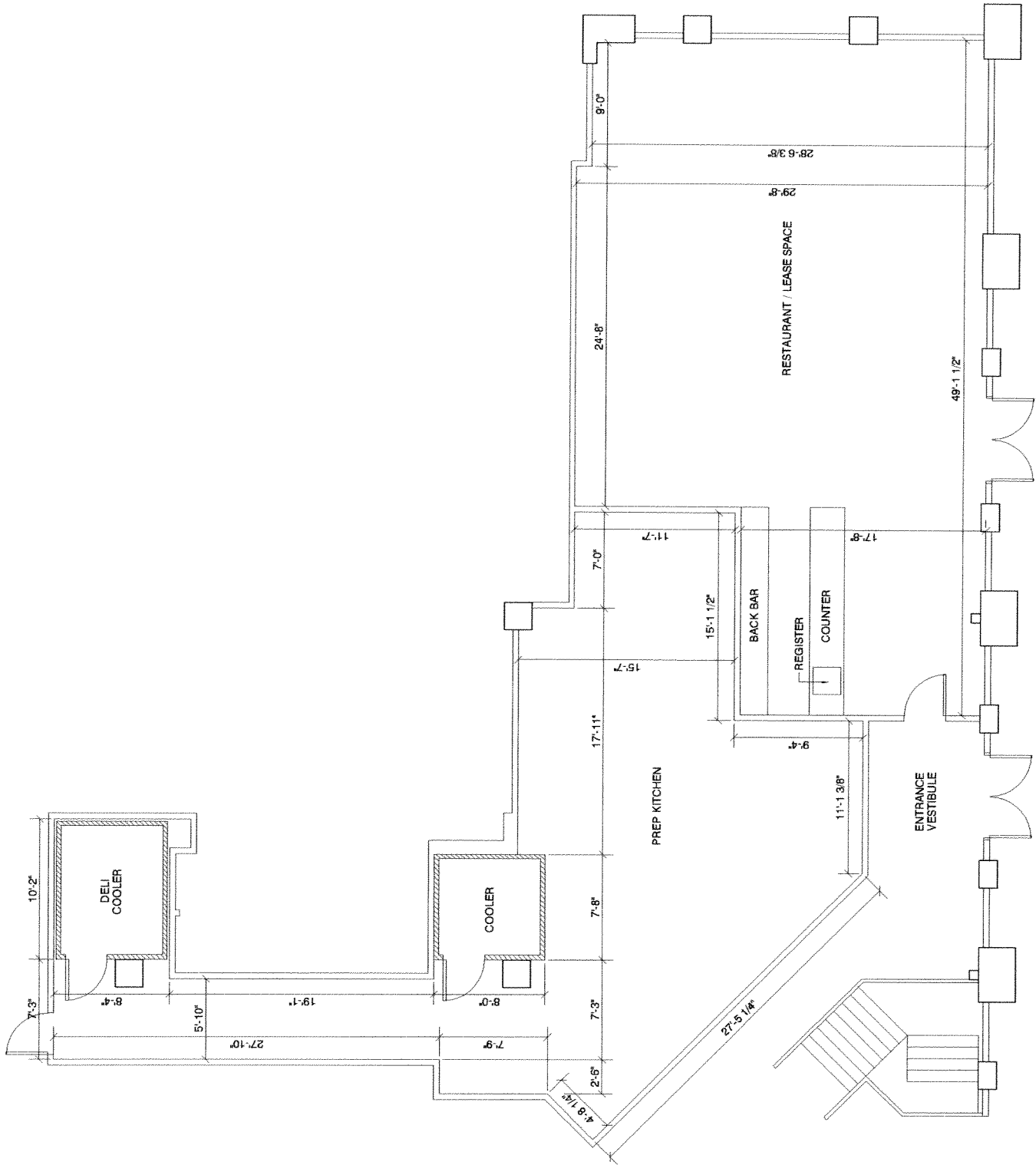
Drawing
Floor Plans
Interior Elevations

Submission For Permit and Bids

Date
March 23, 2011

Existing #1

SUP 2011 - 0020



BALDUCCI'S #103 - ALEXANDRIA, VA

SCALE: 3/32" = 1'-0"

